



Appeal Decision

Site visit made on 4 July 2017

by Paul Singleton BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 July 2017

Appeal Ref: APP/G5750/D/17/3173542
3 Buxton Road, Stratford, London E15 1QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Naziya Aslam against the decision of the Council of the London Borough of Newham.
 - The application Ref 16/03757/HH, dated 29 November 2016, was refused by notice dated 24 March 2017.
 - The development proposed is the retention of front porch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the dwelling and of Buxton Road.

Reasons

3. The rectangular form of the porch and the stained timber, corrugated plastic sheeting and poor quality flashing used in its construction are not in keeping with the facing brick and stone detailing to the front elevation to Number 3 Buxton Road and the neighbouring properties. Due to its excessive width and forward projection the porch forms a bulky and incongruous addition to the front elevation of the building. A lack of care in its design has resulted in a feature which obscures the original entrance surround, front door and fanlight. It also cuts through the centre of the lintel forming part of the original door surround. The stark appearance and poor design of the porch has caused significant harm to the character and appearance of the host building.
4. Most of the houses on the north side of Buxton Road have been built in matched pairs with the same window and door pattern repeated in each of the houses. In particular, entrance doors are positioned side by side with identical architectural treatment to the recessed porches or entrance surrounds with, in many cases, the lintel to the entrance surrounds extending across the party wall and forming a visual tie between the two properties. Although there is a degree of variation in the architectural style of properties the repeated details in these matched pairings create a strong sense of rhythm within the street scene and help to define its character.

5. The porch has blocked out the attractive detail of the original entrance surround and front door to the host building and has substantially eroded the balanced appearance of the ground floor elevations to Nos. 1 and 3. The loss of that balance, in combination with the discordant projection of the porch from the otherwise flat elevation, has resulted in a detrimental interruption to the rhythm within the street scene and in significant harm to the overall character and appearance of the street.
6. There are one or two other examples of projecting porches along Buxton Road but I have no information as to the planning status of these. However, my observations are that projecting porches are not characteristic of the street scene and that the proliferation of such additions would cause substantial harm to the character and appearance of the area. It is important that no precedent is set which would make it more difficult for the Council to resist similar proposals in the future.
7. The development conflicts with the Councils 'Altering and Extending Your Home' Supplementary Planning Guidance which states that many older houses in the Borough are unsuited for the erection of modern porches and that any such features should not hide the original ornate or feature entrance to the dwelling. It also conflicts with saved Policy H17 of the London Borough of Newham Unitary Development Plan which states that alterations and extensions will be assessed with regard to their design and relationship with the character of the area.
8. The development conflicts with The London Plan (March 2016) Policies 7.1, which states that development should help to reinforce the character of the neighbourhood, 7.4, which states that high quality design should allow existing buildings to make a positive contribution to the character of the area, and 7.6, which seeks that buildings should comprise details and materials that complement the local architectural character. Conflict arises with the London Borough of Newham Core Strategy (2012) Policy SP1, which seeks that development should reflect the positive character of the area, and SP3, which states that all development proposals will be expected to be of high quality design. Conflict also arises with Core Strategy Policy S6 insofar as this seeks to preserve and enhance the character of the area.

Other Matters

9. The Council's delegated report expresses concern that the clear glass in the side windows to the porch presents significant privacy issues for the occupiers of No. 1 Buxton Road. At the time of my site visit that glass had been removed and replaced with a solid timber panel. With this alteration having been made there is no risk of a loss of privacy to the neighbouring occupiers and no conflict arises with the development plan in this regard.

Conclusion

10. For the reasons set out above I conclude that the appeal should be dismissed.

Paul Singleton

INSPECTOR